

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
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Project Name: James N. Wright
Site Plan Review

Case #: 128-R-01

Date: 11/27/01

Comments :

1. The engineer shall design, apply for, and obtain the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with the applicable surface water management criteria must be submitted with the application for Building Permit.
2. The plans indicate that greater than 50% of the frontage along S.E. 2 Avenue will be paved. Pursuant to Section 47-20 of the ULDR the applicant shall provide drainage facilities where .this occurs
3. An inadequate sight triangle is provided around the corner of the proposed building and the vehicular use area serving the back parking spaces on the site.
4. A site evaluation shall be required to determine any adverse affects of the proposed back-out parking coupled with the close proximity to the drive aisle to the rear parking area. This evaluation shall be performed prior to final DRC authorization.
5. Provide a stop sign and bar at exit of access to S.W. 2 Avenue.
6. A utility (water, sewer, and stormwater) design plan shall be prepared by a licensed Civil engineer for review prior to Final DRC authorization.

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Division: Fire

Member: Albert Weber
828-5875

Project Name: James N Wright

Case #: 128-R-01

Date: 11-27-01

Comments:

No Comments.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: James N. Wright

Case #: 128-R-01

Date: November 27, 2001

Comments:

No apparent interference will result from this plan at this time.

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SITE PLAN REVIEW AND COMMENT
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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: James N. Wright

Case #: 128-R-01

Date: 11/27/01

Comments:

1. The 30" high masonry wall must extend the full length where the landscape area is less than the 30" width.
2. Correct the vehicular use area calculations. The V.U.A. is 4,212 sq. ft., so 5 trees are required (not 1).
3. Show the sizes of the trees to be removed. All Tree Preservation Ordinance requirements apply.
4. Show continuous screening where a vehicular use area adjoins an abutting property.
5. 40% of the gross lot square footage to be in landscape. There appears to be a deficiency in this regard.
6. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.
7. Indicate requirements for irrigation.

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SITE PLAN REVIEW AND COMMENT
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Division: Planning

Member: Michael B. Ciesielski
828-5256

Applicant: James N. Wright

Case #: 128-R-01

Date: November 27, 2001

Comments:

Request: Change of use (single family residential to office use).

1. Pursuant to Sec. 47-24.1 Table I, 17., a change of use different operation requires review by the Development Review Committee and Site Plan Level II approval.
2. This property is located in the "R-O-A" zoning district. Pursuant to Sec. 47-5.60.D.1.a, professional, business and financial offices which do not include the sale, display, storage, or handling of merchandise on the premises, are a permissible use in this zoning district.

Discuss what type of business (office) is planned for this site.

3. Applicant should provide a continuous sidewalk along eastern (SE 2nd Avenue) side of property. Discuss with Engineering representative whether sidewalk should be located on the within the property or in the swale area.
4. Discuss with Engineering whether the drive width (13' 9") on north side of building is of a sufficient width to access the 2 parking spaces on the west end of the property.
- 5.. Discuss with Engineering whether the proposed backout parking meets the requirements of Sec. 47-20.15.4. a-g.
6. Verify landscape code requirements with the Senior Landscape Plans Examiner.
7. Plans do not specify what, if any, signs will be placed on this building or site. Please note that sign limitations as specified in Sec. 47-5.60.D.3. a. and b. limit the number and size of wall, ground, and directional signs on site.
8. Additional comments may be forthcoming at DRC meeting.

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SITE PLAN REVIEW AND COMMENT
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Division: Police

Member: Robert Dodder
828-6421 beeper 497-0628

Project Name: James Wright

Case #: 128-R-01

Date: 11/27/01

Comments:

No C.P.T.E.D. conflicts were noted on the plans as submitted.

DRC
SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: James N. Wright

Case #: 128-R-01

Date: 11/27/01

Comments:

1. Discuss site circulation and stacking distance with Engineering representative.
2. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC review.
3. Provide design detail for masonry wall.
4. Indicate location of all mechanical equipment to determine compliance with section 47-19.2.S and 47-19.2.Z.
5. Signs shall comply with section 47-22.
6. Additional comments may be forthcoming at DRC meeting.